

PAR04255

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	DEED (QUIT CLAIM)
NAME OF CONTRACTOR:	PARADISE VALLEY PARK LLC
SUBJECT / PROJECT:	PUBLIC ROADWAY AND UTILITIES RIGHT- OF-WAY PURPOSES
ADDRESS:	585 25 ½ ROAD
PARCEL:	2945-102-00-100
CITY DEPARTMENT:	PUBLIC WORKS
YEAR:	2004
EXPIRATION DATE:	NONE
DESTRUCTION DATE:	NONE

WHEN RECORDED RETURN TO:
City of Grand Junction
Real Estate Division
250 North 5th Street
Grand Junction, CO 81501

2181647 BK 3606 PG 481-482
03/12/2004 03:44 PM
Janice Ward CLK&REC Mesa County, CO
RecFee \$10.00 SurChg \$1.00
DocFee NO FEE

QUIT CLAIM DEED

Paradise Valley Park LLC, a Colorado Limited Liability Company, Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), the receipt and sufficiency of which is hereby acknowledged, has remised, released, conveyed and QUIT CLAIMED, and by these presents does hereby remise, release, convey and QUIT CLAIM unto The City of Grand Junction, a Colorado home rule municipality, whose address is 250 North 5th Street, Grand Junction, Colorado 81501, Grantee, all of the right, title and interest of Grantor in and to the following described parcel of land for Public Roadway and Utilities Right-of-Way purposes, to wit:

A certain parcel of land lying in the Northeast Quarter of the Northwest Quarter (NE 1/4 NW 1/4) of Section 10, Township 1 South, Range 1 West of the Ute Principal Meridian, City of Grand Junction, County of Mesa, State of Colorado, being more particularly described as follows:

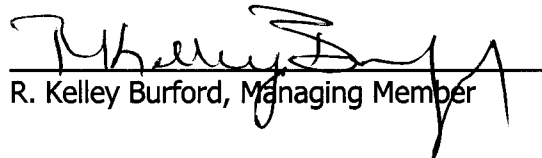
COMMENCING at the Southeast corner of the NE 1/4 NW 1/4 of said Section 10 and assuming the East line of the NE 1/4 NW 1/4 of said Section 10 bears N 00°03'04" E with all other bearings contained herein being relative thereto; thence from said Point of Commencement, N 00°03'04" E along the East line of the NE 1/4 NW 1/4 of said Section 10, a distance of 605.00 feet; thence N 89°56'56" W a distance of 30.00 feet to a point on the West right of way for 25-1/2 Road, as same is described in Book 685, Page 149, Public Records of Mesa County, Colorado and being the POINT OF BEGINNING; thence from said Point of Beginning, S 00°03'04" W along said West right of way, being a line 30.00 feet West of and parallel with the East line of the NE 1/4 NW 1/4 of said Section 10, a distance of 76.39 feet; thence N 44°41'08" W a distance of 26.28 feet; thence N 00°03'04" E a distance of 57.72 feet; thence S 89°56'56" E a distance of 18.50 feet, more or less, to the Point of Beginning.

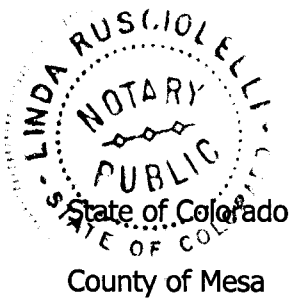
CONTAINING 1,240.5 Square Feet, more or less, as described herein and depicted on "Exhibit A" attached hereto and incorporated herein by reference

TO HAVE AND TO HOLD said premises, together with all and singular the appurtenances and privileges thereunto belonging or in anywise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever of Grantor, either in law or equity, to the only proper use, benefit and behoof of Grantee, its successors and assigns forever.

Executed and delivered this 12th day of March, 2004.

Paradise Valley Park LLC,
a Colorado Limited Liability Company


R. Kelley Burford, Managing Member



The foregoing instrument was acknowledged before me this 12th day of March, 2004, by R. Kelley Burford, as Manager for Paradise Valley Park LLC, a Colorado Limited Liability Company.

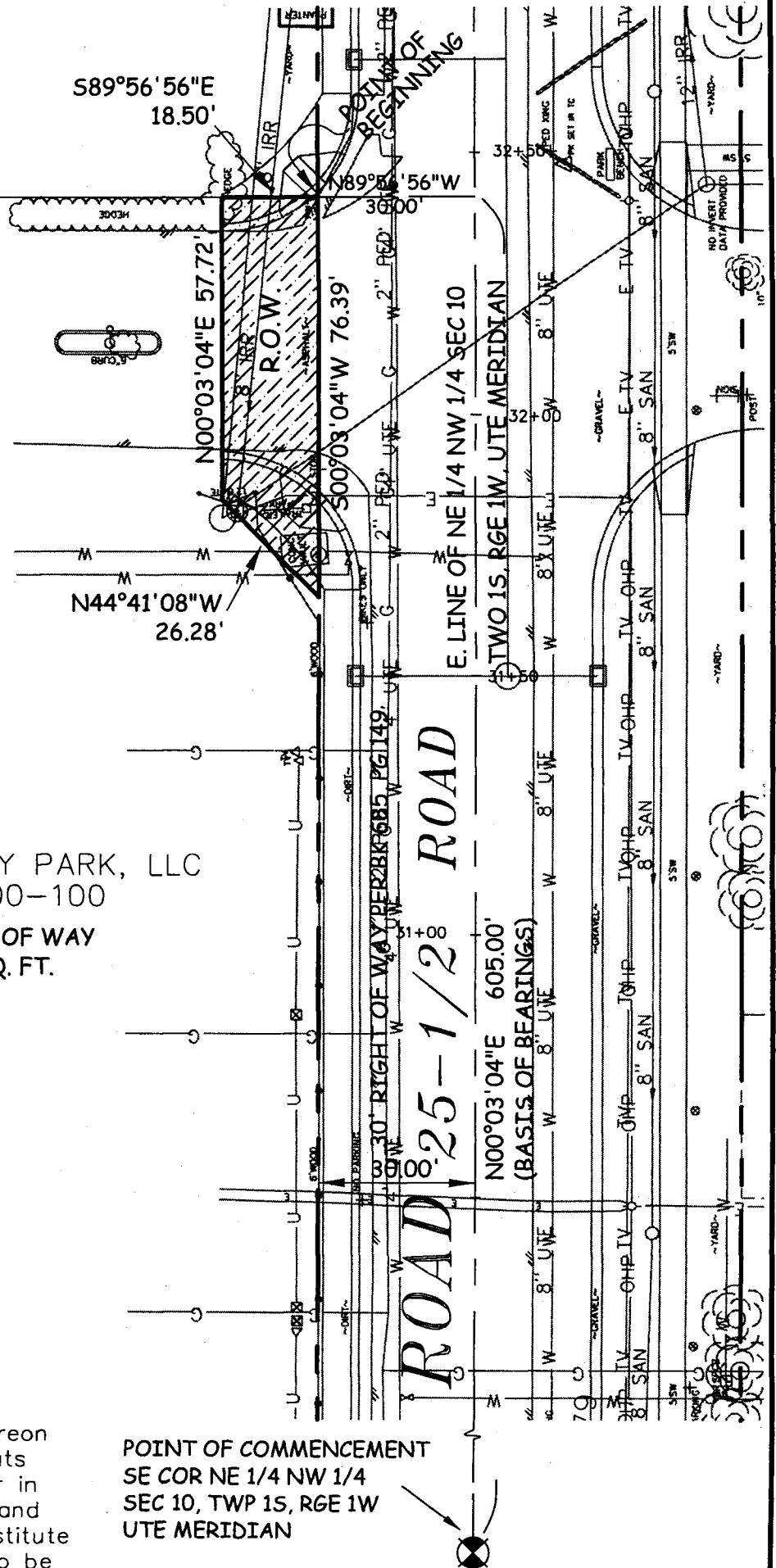
My commission expires 8/21/2004

Witness my hand and official seal.


Notary Public

EXHIBIT "A"

PATRICIA I. JARVIS AND
JOSEPH V. SIMPSON
2945-102-00-153



PARADISE VALLEY PARK, LLC
2945-102-00-100
ADDITIONAL RIGHT OF WAY
AREA = 1,240.5 SQ. FT.

POINT OF COMMENCEMENT
SE COR NE 1/4 NW 1/4
SEC 10, TWP 15, RGE 1W
UTE MERIDIAN

The sketch and description shown hereon has been derived from subdivision plats and deed descriptions as they appear in the office of the Mesa County Clerk and Recorder. This sketch does not constitute a legal survey, and is not intended to be used as a means for establishing or verifying property boundary lines.

DRAWN BY: P.T.K.
DATE: 12-24-2003
SCALE: 1" = 30'
APPR. BY: TW

25.5 ROAD
ADDITIONAL RIGHT OF WAY

PARADISE VALLEY PARK, LLC
2945-102-00-100

CITY OF
grand junction
COLORADO
serving the community together